152.0	0006	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	887,000	/	887,000
USE VALUE:	887,000	/	887,000
ASSESSED:	887,000	/	887,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCELROY TERRY L
Owner 2:	
Owner 3:	
Street 1:	63 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,579 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10579.000	297,100		589,900	887,000
Total Card	0.243	297,100		589,900	887,000
Total Parcel	0.243	297,100		589,900	887,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.90 | /Parcel: 516.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	100731
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0003.0

!11912!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,200	0	10,579.	589,900	887,100	887,100	Year End Roll	12/18/2019
2019	101	FV	234,500	0	10,579.	553,000	787,500	787,500	Year End Roll	1/3/2019
2018	101	FV	234,500	0	10,579.	457,200	691,700	691,700	Year End Roll	12/20/2017
2017	101	FV	234,500	0	10,579.	420,300	654,800	654,800	Year End Roll	1/3/2017
2016	101	FV	234,500	0	10,579.	383,400	617,900	617,900	Year End	1/4/2016
2015	101	FV	228,600	0	10,579.	376,100	604,700	604,700	Year End Roll	12/11/2014
2014	101	FV	228,600	0	10,579.	349,500	578,100	578,100	Year End Roll	12/16/2013
2013	101	FV	228,600	0	10,579.	332,600	561,200	561,200		12/13/2012

PRINT

Date	Time
12/11/20	02:02:27

LAST REV

Date	Time
02/14/18	10:29:07

ekelly

USER DEFINED

Prior Id # 1:	100731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POOLEY HOLMES	29700-417		1/25/1999		350,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2008	90	Re-Roof	7,180			G9	GR FY09	
7/18/2005	625	Manual	30,000			G7	GR FY07	re-shingle house

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	TTL REFUSAL	HS	Hanne S
1/9/2009	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
11/19/1999	Measured	270	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10579		Sq. Ft.	Site		0	80.	0.70	9									589,894						589,900	

Total AC/HA:	0.24286	Total SF/SM:	10579	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	589,894	Spl Credit		Total:	589,900

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26188803
Const Adj.:	0.98990101
Adj $ / SQ:	156.143
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403708
Depreciation:	106579
Depreciated Total:	297129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

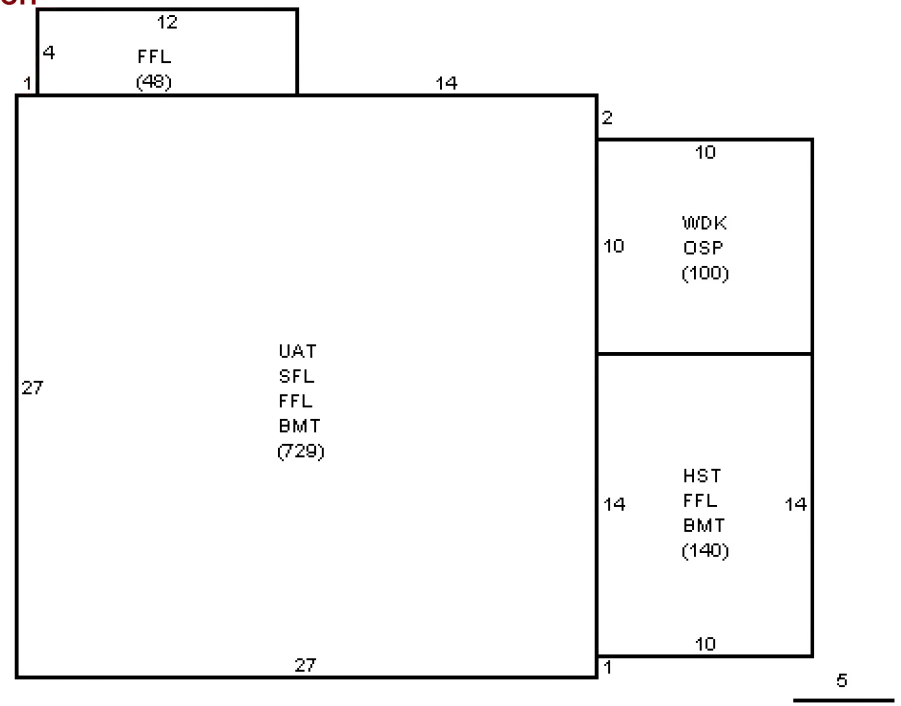
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.14
Special Features:	0	Val/Su Net:	100.13
Final Total:	297100	Val/Su SzAd	173.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	917	156.140	143,183
BMT	Basement	869	46.840	40,706
SFL	Second Floor	729	156.140	113,828
UAT	Upper Attic	182	62.460	11,383
OSP	Screen Porch	100	35.930	3,593
WDK	Deck	100	15.840	1,584
HST	Half Story	70	156.140	10,930

Net Sketched Area:	2,967			Total:	325,207
Size Ad	1716	Gross Are	3584	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: